

Crestmoor Community Meeting Q&A
10/17/12

1. Can power outages for the construction areas be predicted so the residents can prepare?

By nature, most power outages are unplanned and therefore difficult to predict. PG&E is currently working on a citywide program to upgrade the electric reliability of their grid and this may account for some outages as certain electrical infrastructure is replaced. The City will work with PG&E to better understand this program and possible outage schedules that could impact the Crestmoor neighborhood. Any work that is scheduled in advance will be noticed to residents.

Additionally, in the Crestmoor neighborhood, there have been several short outages during the week of 10/15/12 and the City has met with PG&E to discuss. These were not planned outages.

2. Why hasn't the City's website for the Crestmoor neighborhood, www.RebuildCrestmoor.org, been updated – or why isn't it being continuously updated? The last entries seem to be months ago. The residents check the site, but get discouraged when there are no updates.

The website has primarily included updates related to street closures and other neighborhood impacts from the infrastructure improvement project. Additionally, there are new maps of the status of residential rebuilding posted every two weeks on Wednesday, along with updated construction photos on a regular basis.

The website now has a new "Update Central" page that will be a focused source of updates for road construction, home construction, community meetings, and the abandonment of PG&E's Line 132. The site will be updated with the latest news on a regular basis.

3. Which of the utility poles and guide wires are permanent, and which are temporary, to be removed? When will they be removed?

It is the City's understanding that all temporary poles have been removed and utilities have been relocated onto the permanent utility poles. Please contact Harry Burrowes at (650) 616-7066 with questions about individual properties and utility poles.

4. When, where and by whom are the plants going to be put into the canyon area?

The Crestmoor canyon will be replanted in early 2013. City landscape architect consultants have been working closely with staff to develop a re-planting plan that is native and fire resistant per state Fire Marshal codes. The plan and specifications will be available as a public bid in the coming weeks with installation to occur prior to the end of the year.

5. Are any plants going to be put into the easement areas on Claremont Drive?

In regards to the rear easements along Claremont Drive adjacent to the canyon, as specified at the community meeting, the City does not intend to improve these easement areas. No additional plantings will occur in these locations.

6. What does the City plan to do with the five (5) lots they now own, and when will they do it?

At this time, the City Council has not provided a recommendation for how these lots should be developed, sold, or otherwise disposed of by the City. The current priority for the neighborhood has been the infrastructure improvements and facilitating the private rebuilding of destroyed and damaged homes. Additionally, the City has requested that PG&E refrain from any action on the vacant parcels that they own until a plan for development is established.

It is the City's expectation that these lots will have different development possibilities – some may be appropriate for new homes, while others may be best suited for a public use. This includes expansion to the existing park location or a possible memorial site, which has been suggested by the community. The future use of these vacant parcels will be established in public meetings with reliance on input from the community.

7. Since the lots now belong to the City, how will they be maintained and how often?

The City has the same level of responsibility as residents to maintain the vacant lots in the Crestmoor neighborhood. The City is currently preparing a bid for site maintenance for all vacant parcels in the Crestmoor neighborhood. This will include preparing the properties for the rainy season to limit dirty storm water runoff into the storm drain, seeding the lots with native grasses to stabilize the soil, and regular maintenance. Additionally, the cyclone fencing will be removed and Private Property signs will be installed on each vacant lot.

8. Some residents were required to have landscaping before they move in, and others have no landscaping but have been allowed to move in. Why is there differential treatment for this, or in general, other aspects of home construction?

Any resident who is rebuilding their home can move into their home once the Building Inspector has signed off on all aspects life and safety construction. If landscaping or minor architectural elements are the only remaining items, a homeowner may be allowed to move in with a *temporary Certificate of Occupancy* at the Community Development Director's discretion. A final Certificate of Occupancy will be issued once landscaping and any other outstanding items have been installed.

Although it is preferable to have a home completed that meets all of the City's development standards prior to occupancy, the City recognizes that individual exceptions have been made throughout the neighborhood. This differential treatment is a result of the fast-paced nature of construction and the fact that field conditions and contractor actions have required exceptions, or the alternative - expensive demolition, repairs and delay. The City has approached each issue on a case-by-case basis to ensure that life and safety concerns have not been compromised and attempted to facilitate a solution that helped displaced residents return home as soon as possible.

9. What are the City's intentions for rebuilding the neighborhood park?

The City is committed to rebuilding the neighborhood park in a way that at minimum replaces destroyed facilities. If the community wishes to see a larger park or other neighborhood resource, that is also a possible scenario. Extensive neighborhood input will be sought prior to any final design decisions.

10. PG&E has dedicated \$50M to replace the infrastructure in the Crestmoor neighborhood. If this infrastructure will not need to be funded by the recent water and sewer rate increase, shouldn't homeowners be exempt from a rate increase? Crestmoor neighbors were told at the May 2012 City Council meeting that our rates would not increase.

****Suggestion of May 8, 2012 staff report for background for response****

11. During the rebuilding of the neighborhood, dust on homes and vehicles has become a major concern for residents. Is the City going to take care of cleaning our homes, windows and vehicles periodically?

The City has worked extensively with the rebuilding contractors and Shaw Pipeline to mitigate the dust from private and public construction. Residential contractors are required to cover any exposed dirt areas when no work is underway to minimize dust.

Shaw Pipeline is no longer allowed to use the soil removed during trenching as backfill. They will instead be required to haul away all removed spoils rather than storing the backfill material on the road. This should reduce the amount of dust generated by dried soil stockpiles on the road. Additionally, Shaw Pipeline is required to use water trucks to frequently wet the road to reduce airborne soil.

The City recognizes that these are imperfect solutions and that major construction is underway only feet from existing homes with residents. If there is a property that seems to be creating a dust problem in the neighborhood, please contact the Building Division at (650) 616-7074. Concerns about the actions of Shaw Pipeline should be directed to the Construction Trailer at (650) 351-7299.

The City currently provides car wash coupons for the San Bruno Car Wash at 512 El Camino Real. If you would like a coupon, please contact the Construction Trailer.

12. Speeding vehicles and parking violations continue to be a problem in the neighborhood – what can be done to resolve this?

The City has worked directly with Shaw Pipeline to ensure that very few personal vehicles enter the construction area. Instead, most private vehicles are parked at the construction staging area at the corner of San Bruno Avenue and Glenview Drive.

It is more likely that private contractors working on individual homes are responsible for some of the speeding and parking issues. If you see a speeding vehicle or parking violation, please note the license plate number and call the Police Department at (650) 616-7100.

Additionally, the City has requested an increased presence of the Police Department in the Crestmoor neighborhood. No parking signs have been installed in front of undamaged residential homes and speed reading signs are currently being researched for installation in the neighborhood.

13. Why did we not get property notification for the October 3, 2012 City meeting to discuss the plans for the \$70M PG&E settlement?

City Council study sessions are special scheduled meetings for the Council to discuss specific large projects or decisions in a public realm per the Ralph M. Brown Act, which requires a 72-hour notice be posted. Although this meeting was noticed properly, the City recognizes that additional outreach to the community would be appropriate. Any future meetings on this topic will be noticed more in advance.

The meeting on October 3, 2012 was intended to discuss the formation of the Not-For-Profit entity that will coordinate and administer the \$70M PG&E settlement. This meeting only discussed the possible composition of the entity and how appointments would be made. Minutes from the meeting are available at the City of San Bruno's website (http://www.sanbruno.ca.gov/city_agendapackets.html).